

**JAMUL DULZURA
COMMUNITY PLANNING GROUP**

**March 25, 2008 Draft Minutes
(To be approved April 8, 2008)**

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San Diego County
DEPT. OF PLANNING & LAND USE

1. **Call to Order:** Dan Neirinckx Chair called the meeting to order at 7:40 p.m.

2. **Roll Call:**

Present: Dan Kjonggaard, Dan Neirinckx, Judy Bohlen, Earl Katzer, Wythe Davis, Randy White, James Talbot, Steve Wragg, Frank Hewitt, Linda Ivy, Janet Mulder and Richard Wright

Excused: Janice Grace,

Absent: Krishna Toolsie, Martin Muschinske,

3. **Motion to approve the Minutes for March 12, and the Agenda March 25, 2008 as amended and posted 72 hours before this meeting at the Post Office. Motion to approve passed unanimously.**

4. **OPEN FORUM - Opportunity for public to speak - limit 3 minutes**

a. Otay Water District invitation to the Micro-turbine Clean Energy Project dedication to be held on Thursday, April 10 from 10 to 11 a.m. RSVP to Marston+Marston@619-297-0322.

b. Steve Wragg received the signed JEPA signed by Grossmont Union High School District and the Dept of Parks and Rec. This is the final document.

c. Steve Wragg announced that Peaceful Valley Ranch went before the Planning Commission and was recommended to the BOS for approval. This also deletes SC 760 from the Circulation Map, which goes from Olive Vista Drive to SR 94 as per our recommendation.

d. Linda Ivy received an email from Patrick Sullivan who was a neighbor of the proposed cell tower on Honey Springs Road and asked for a copy of the letter sent regarding this matter. He also wishes to be added to the JDCPG email list. Linda will send his email to Janet.

e. Michael Casinelli asked about the proposed sub-committee who were to look at emergency access out of Jamul neighborhoods. Linda Ivy volunteered to chair the committee and Wythe Davis also volunteered. Linda will set up a meeting and inform us of the date.

d. Frank Hewitt will not be at the next meeting.

5. **General Plan Update and Recommendations – Dan Neirinckx introduced Devon Muto of DPLU who is the General Plan Update Manager to give us an update. 858-693-3016 is his phone number and email devon.muto@sdcounty.ca.gov. This project has a high priority and he gave us a project schedule, which shows that decision is to be completed by Nov. 2010. The first thing the County did was to hire a consultant (PBS & J) who has been most helpful. The Draft General Plan contains the goals and policies that guide the actual General Plan. The draft regional elements will be completed by June and then they will work with the technical review and revisions. At that time it will go to the Stakeholders for review and suggested revisions. Dan Neirinckx asked which maps would be used for the EIR. Devon Muto stated that CEQA alternatives would include five different maps: the referral map,**

draft map and a hybrid map, environmentally superior map and a no project alternative. **Steve Wragg** asked which map they will use as the project map and **Devon Muto** stated that they would use the referral map, as it is the most densely populated. **Dan Neirinckx pointed out that our Planning Group did not agree with the new designations and preferred the existing land use designations.** **Devon Muto** reminded us that it will eventually go out for public review and will be having progress reports in 2008 and 2009. **Steve Wragg** asked about the zoning changes that would be needed to implement this plan. **Devon** stated that they hope to do this right away so that it would be completed a few months after proposal is approved. He pointed out that projects that were not submitted before August, 2003 would not be considered within the pipeline and would have to follow the General Plan in existence at that time. They plan to stick to the timeline and get this completed as soon as possible. **Dan Neirinckx** asked about the policies and goals that the Steering Committee has been working on and asked when it would be available for Planning Group review. **Devon** stated that it will be available at the next Steering Committee Meeting on April 19 and can then come before the Planning Groups for their input, but will not be an official position until the majority of the Steering Committee votes to accept it. **Devon** passed out a map and text designating the **Draft Village Limit Line** and **Draft Rural Village Boundary**, which would replace the Urban Limit Line. In our area the Rural Village Boundary is set up to include much of our "downtown" Jamul but does not include the other "commercial area" in Jamul at Steele Canyon. **Devon said that our Rural Village Boundary could encompass both areas without being connected.** **Frank Hewitt** pointed out that where there is urban development, a city's sphere of influence tends to creep towards our area (such as is the case with the city of Chula Vista. If you do away with the urban limit line, what is to control the growth of the cities that abut our area that would definitize the process between the areas? **Devon Muto** feels that the definitions of semi-rural and rural land would keep that from happening. **Dan Neirinckx** asked if as part of the definition of semi-rural and rural could include a no sewer requirement. **Devon** suggested that rather than preventing sewers, which has some positive health issues, we could state that sewers could not increase the density above the plan. **Frank Hewitt** pointed out that if sewers are allowed, it would be growth inducing and the density would increase. **Wythe Davis** pointed out that allowing sewers is the same as increasing the size of the road, which might make it safer, but it also increases the density of an area. **Dan Neirinckx** asked **Devon** to check and see how we can get the protection against sewers that we want. **Linda Ivy** stated that she hoped the consultants would adhere to the view of "if it isn't broke, don't fix it!" which is how she feels about the urban limit line proposed change. It has worked well to define areas beyond which urban development, i.e., sewers, should not be allowed. **Devon Muto** said that the urban limit line is not what determines the line that sewer does not cross; it is the Board of Supervisor's policy.

Devon Muto then brought the discussion to the referral map referencing our three-referral areas, and stated that it proposes to be what the owners' want. **Dan Neirinckx** pointed out that this is not necessarily true. In fact, all three property owners would not agree with the referral map land use designations listed. Our JDCPG position is that we do not want you to change the map, but leave it as it is. **JD1 – Theury Stedt representing the owner**, stated that they would like to have the existing General Plan designation or the SR10 that is proposed in the referral map but without the slope requirements. **JD2 Joe Cava** representing the owner stated that they wished to leave it as the original general plan, and move the SR2 SR1 into the hybrid map column. He is concerned about the language. **JD3 Ron White, owner**, stated that he has been at all of the Steering Committee meetings and given no chance to give input. He feels that neither the referral map nor the hybrid map reflects their desired position. He would prefer the existing GP. **Judy Bohlen** suggested that the County needs to listen to the elected representatives, like us, of the areas but are making decisions

based on interest group input instead of listening to Planning Group input. **Richard Wright** stated that the whole Planning Group is not unanimous in their support of JD2's SPA designation. **Devon Muto** stated that we would not see a change in the maps as they have been completed as of this time and they are all alternatives to be considered. **Janet Mulder** questioned why, since the SPA had long since expired, it was being used as the existing zoning on the JD2 area. That SPA had specific requirements that were set up at the time it was originally presented, but today many of those requirements would be far more stringent than they were at that time, and that the property should revert back to the original land use designations when a SPA expires. **Bill Schwartz** representing JD2 wanted to clarify that although the Specific Plan expired the existing general plan has the same land use designations underlying it that exist in the SPA. **Janet** emphasized that this is a loophole in the SPA process, that needs to be remedied, as land should revert back to its original land use designation upon the expiration of a SPA and a developer needs to start over within the current regulations. **Earl Katzer** wanted to make sure that all knew the Planning Group was not unanimous in their objection to sewers in our area. **Dan Neirinckx** pointed out that it was definitely a significant majority opinion, but acknowledged that it was not totally unanimous.

Dan Kjonogaard left the meeting at this point and joined the audience as he has business connections with Otay and therefore recused himself from deliberations on the next item.

6. P08-009 – AT&T Otay Water Tank – Bear Mountain Way – **Judy Bohlen** introduced **Ted Marioncelli** and pointed out that a similar project came before us several years ago and it is essentially the same project presented to us today. **Judy** asked to see the photo sims taken from Pioneer Way which would show the visual effect of the brick walls. She pointed out that they are planning four cabinets surrounded by concrete block wall on three sides. **Ted will send the photo sims to Janet and she will email them to the whole group.** **Richard Wright** said that the equipment cabinets are going to be against the tank and can't be seen, so he sees no problem. **Wythe Davis** asked if the block wall could be the same color as the tanks, which would help to make it unobtrusive. **Linda Ivy** asked if they would need additional cabinets to serve the proposed antennas on the future tank. **Ted** said no that they would all use the same equipment and that the wall will not be much of a visual impact. **Judy Bohlen moved we recommend approval based on receipt of the photo sims. Motion carried: 10, yes; 0, No; 1 abstention (Kjonogaard)**

Dan Kjonogaard rejoined the group at this point

7. Jamul Indian Village Casino Status Report and Recommendations: Nothing to report.

8. Zoning Ordinance Amendments – Planning Commission – **Wythe Davis** reported DPLU submitted revisions and clarifications to the Planning Commission which included the following: **Definitions:** **Lot Area**, Gross: The total area of a legally created parcel including: The area within any trail easement dedicated pursuant to the County Trails Program. **Horse stables:** Boarding, breeding, and raising of horses for commercial purposes. This does not include the non-commercial use of horses owned by the occupants of the premises or the riding of horses by other than the occupants of the premises or their non-paying guests. **Animal Schedule** Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary. **Valle de Oro Planning Group** comments cited a loss of native bee populations, a negative impact to pollination, and

that enforcement would limit beekeeping from areas where homes are less than ¼ mile apart. **DPLU responded** that the 600-foot limit for keeping an apiary away from homes is currently in the County Code and this change simply amends the Animal Schedule to make the Zoning Ordinance consistent with County Code. **Legal Lots with Split Zoning:** Where a legal lot has split zoning, the Use Regulations for each separate zone shall apply. Where a use bisects a split zone line within a legal lot the more restrictive Use Regulations shall apply. **Main Dwelling Exempt from Story Limit** A main dwelling with a primary residential use shall be exempt from the Maximum Number of Stories limited in Schedule B, Height Schedule provided the main dwelling complies with the Maximum Height limit as required by that schedule. **Valle de Oro** comment was that additional stories may result in added stories that are below the height limit which could change the community character of neighborhoods and that if certain areas wish this exemption that they should request a rezone. **DPLU responded** that the overall height limit of 35 feet will not change and thus community character will not be changed. **Home Occupations Internet** sales are not considered on-premises sale of goods. **Temporary Real Estate Directional Sign** Allows address and telephone number to be added to sign copy. Allows signs for a period not to exceed two years. **Permitted Fences, Walls, Gates, and Entry Structures** and **Gates and Gate Entry Structures Across Private Road Easements** For fire protection access gate entry structures shall provide a minimum vertical clearance of 14 feet for vehicles. The County Fire Code and Local Fire District Ordinances regulate any entry gates or other obstructions across fire access roads and driveways. Gate entry structures fall under the County Fire Code and must be reviewed by the appropriate Fire Agency. **Wythe recommends no action on this item.**

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9. Draft Otay Ranch Long-Term Implementation – Randy White not present so this item continued once again.

10. MUP79-026W3 – Rancho L'Abri– Linda Ivy still has not received a call back from Rose Jones who represents Rancho L'Abri. They need to renew their permit or lose it

11. JDCPG Officer's Announcements and Reports

- A. Board Policy I-63 review – Dan Neirinckx will review and report back
- B. Notice of Public Hearing on the Proposed Ordinance – Wythe Davis' report recommended no comment from our Planning Group
- C. POD07-001 – Boutique Wineries Public Hearing April 4 – no comments from our Planning Group as per Frank Hewitt's report.
- D. Letter of SANDAG of the Regional Comprehensive Plan: 2007 Annual Performance Monitoring Report on website
www.sandag.org/rcpmonitoring - Given to Wythe Davis to review
- E. GPA03-005 – RO3-015, TM5341RPL5 and P04-048 – Peaceful Valley – Letter from Planning Commission – it will go before the BOS in the future probably within a month.
- F. TPM21098 RPL1 – Kinz- Proctor Valley Road – Given to Linda Ivy and Judy Bohlen to review.
- G. Traffic Advisory Committee – March 28 – nothing in our Planning Area.
- H. Planning Commission Agenda = March 21 (Peaceful Valley Ranch)
- I. BOS Agenda March 25 and 26th

ADJOURNMENT:

Dan Neirinckx adjourned the meeting at 9:15 p.m. reminding us that the next regular meeting is Tuesday, April 8, 2008 at Oak Grove Middle School Library.

Respectfully submitted,
Janet Mulder, Secretary